

**7D ENTERPRISES, LLC  
131 EAST MAIN STREET  
FREDERICKSBURG, TEXAS 78624**

**7D Enterprises LLC information concerning entertaining offers for purchase of property at 131 East Main Street Fredericksburg**

To those seriously interested in purchasing this historic building the following is provided.

The sales price is \$ 11,000,000.00 (Eleven Million US Dollars).

The property being sold is described as Gillespie County Appraisal District Property ID Nos. 15299 and 15300. At this time, 7D Enterprises LLC is securing a boundary survey of the property with a physical location of the improvements which include the two-story main building that was built in 1914 and houses Dooley's 5,10 & 25 cent store since 1923 and the tile constructed warehouse building and the property used for covered parking for employees which is on the south side of an alley way.

The sale will be by special warranty deed and the sale will also be "AS-IS, WHERE IS" and will be subject to all outstanding easements of record and other items that may be found on a Schedule B of a title commitment unless excluded by contract. The deed will also contain the following language due to the fact that the building was constructed on or about 1914 or earlier.

"Grantor has executed this Deed and granted, bargained, sold, set over, assigned, transferred, delivered and conveyed the Property, and Grantees have accepted this Deed and purchased the Property, AS IS WHERE IS, and without any warranties of whatsoever nature, express or implied, it being the intention of the Grantor and Grantees to expressly negate and exclude all warranties (except the warranty of title set forth herein with respect to the Property), including, without limitation, warranties of merchantability for any particular purpose or use or of habitability. Grantee acknowledge that Grantee is not relying upon any representation, statements, assertions, or non-assertions by Grantor with respect to the Property condition but is relying solely upon Grantee's examination of the Property. Grantor has made no, and hereby disclaims all, representations, and warranties, express or implicit, in respect to the condition of the Property or the use which may be made thereof, including, without limitation (A) the physical condition of the Property, (B) the soil conditions existing at the Property for any particular purpose or development potential, (C) the nature or quality of construction, structural design and/or engineering of the improvements, (D) the quality of labor and materials included

in the improvements, (E) any environmental conditions which may exist on the Property, including, without limitation, the existence or non-existence of "Hazardous Substances," "Hazardous Materials," "Toxic Substances," or "Solid Waste" as such terms are defined in the Comprehensive Environmental Response Compensation and Liability Act of 1980, as Amended by the Superfund Amendments and Reauthorization Act of 1986, The Resource Conservation and Recovery Act of 1976, and the Hazardous Materials Transportation Act, and State Environmental Laws, and in the Regulations promulgated pursuant to such laws, all as Amended, and (F) compliance of the improvements or Property with applicable laws, regulations, or other governmental requirements including any and all laws, statutes, ordinances, rules, regulations, orders, or determinations of any governmental authority pertaining to health or the environment in effect in any and all jurisdictions in which the Property is located and by acceptance of the Deed, Grantee affirms that the conveyance of the Property is without warranty, except for the warranty of title expressly set out herein."

Letters of intent and offers do not constitute a contract for the sale and purchase of the property being sold by Special Warranty Deed in accordance with the above provisions in this information document. Only one final contract executed by the party to be charged, 7D Enterprises LLC, which may incorporate all previous communications and have been incorporated into a final signed contract executed by all parties will be the contract binding on 7D Enterprises LLC. No writings, electronic communications, text messages or any oral communications will combine to form the basis of an agreement with the only agreement being the final written contract signed by both 7D Enterprises and the buyer.

7D Enterprises LLC will offer the opportunity for property appraisals, inspections, feasibility studies and other investigations that may be conducted by Engineers or contractors only with the understanding that even if paid for by a prospective buyer, in the event that the prospective buyer is not the ultimate buyer any reports, writings or other form of media providing the information that a prospective buyer may request for decision making will not be disclosed to any third parties.